

**TRINIDAD ISLAND HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS**

**GENERAL SESSION MINUTES  
MARCH 17, 2022**

**\*\*\* MINUTES \*\*\***

**NOTICE**

Upon due notice, the Board of Directors for the Trinidad Island Homeowners Association held a General Session Meeting at 5:30 P.M. on March 17, 2022 via Zoom teleconference due to the OC Health Mandates surrounding the COVID-19 virus.

**I. CALL TO ORDER**

The meeting was called to order by President, Kevin Cloud at 5:30 P.M.

**ATTENDANCE**

Present: Kevin Cloud, President  
Allen Korneff, Vice President  
Ira Schey, Treasurer  
Marquise Hawley, Secretary (6:00 P.M. arrive)  
Igor Lichtmaher, Director

Absent: None

Management: Elizabeth Reed, CMCA, AMS Director of Community Mgmt.  
Keystone Pacific Property Management

Others: 4 Homeowners

**II. MOTION TO ADOPT AGENDA AS PUBLISHED OR TO AMEND**

The Board was presented with the General Session Agenda as published to the membership. Upon motion duly made and seconded:

**Resolved:** To approve the agenda as presented. **4/0**

**EXECUTIVE SESSION**

The purpose of the February 17, 2022 Executive Session was to review member delinquency status, member compliance status, pending legal issues, and to review/approve Executive Session Minutes from the January 20, 2022 meeting.

**III. COMMITTEE REPORTS**

**A. Architectural Committee Report - Mark Scott - Chairperson – not present**

1. Architectural Log of Submittals: The Architectural Log was presented for the Board's review. No action required.

2. Architectural Roof Standards – A motion was made, seconded and carried to appoint an Ad Hoc committee, to include the current ACC and Directors Cloud and Lichtmaher. **4/0** They will review whether to utilize a professional architect, to update fees to include a deposit which is returned when the NOC is approved, to add project completion dates and review roof standards.

**B. Dock & Facilities Committee Report – Open - Chairperson**

1. Dock Inspection Reports – No action required.
2. South Shore Repairs Proposals – A motion was made, seconded and carried to approve the proposals from South Shore Marine to repair dock items, in the total amount of \$10,110.00 to be completed by 6/30/22. **5/0**
3. Dock Rules Mail Out – Management is to send the Dock rules out via eblast, along with instructions for accessing the website, and to include this information in the next newsletter. No formal Board action taken.

**C. Landscape Committee – Tom McMillen – Chairperson, present**

1. Landscape Inspection Report – Chairman McMillen shared that all the color will be changed, and the committee will plan the quarterly color changes for the year. Board expressed that they prefer full, impactful color. No Board action required.
2. Harvest Landscape Report – No Board action required.

**D. Lighting Committee – Tom McMillen – Chairperson, present**

1. Chairperson McMillen is awaiting proposals. No Board action taken.

**E. Marina Walkway Committee – Rick Wood, Chairperson, not present**

1. Marina Walkway Report – Chairperson Wood is working with the vendor on phased proposals. No Board action taken.
2. Marina Sidewalk Repair Discussion – No Board action taken.

**F. City Liaison Committee – Tom Wood, Chairperson, present**

1. Chairperson Wood shared his report on open city items and their status. No Board action taken.

**IV. CONSENT CALENDAR – One motion will approve all items on the consent calendar. A motion was made, seconded and carried to approve the following: **5/0****

**A. Minutes of the February 17, 2022 General Session Meeting**

**Resolved:** To approve the minutes from the February 17, 2022, General Session meeting.

**B. Financial Reports**

**Resolved:** To acknowledge the review of the January 31, 2022 Dock and HOA financial statements.

**Resolved:** To accept the January 31, 2022 Dock and HOA Financial reports, as submitted.

**C. Ratification of Association Funds Transfer**

**Resolved:** To ratify the actions and accept the Association Funds Transfer.

End of Consent Calendar

**V. BUSINESS**

**A. Budget Finance Committee** - A motion was made, seconded and carried to approve the Ad Hoc Budget Committee of Directors Cloud and Schey and Chairperson McMillen, to prepare a draft budget for the Board to review. **5/0**

**B. Guest Slip CC&R Change** - A motion was made, seconded and carried to approve the CC&R language change, as submitted by Association attorney, Josh Smisko, for consideration of member approval. **5/0**

**C. CD Investments** – A motion was made, seconded and carried to approve the subcommittee of Directors Korneff and Schey to approve the CD terms and amount upon review of more current rate sheets. **5/0**

**D. Community Newsletter and E-blasts Ideas** – No Board action taken.

**E. Staff Report/Action List/Facilities Reports** – No Board action taken.

**F. General Correspondence** – This information was presented for the Board’s review only, with no action necessary.

**VI. HOMEOWNER FORUM**

No homeowners wished to speak during Homeowner forum.

**VII. ADJOURNMENT**

There being no further business to come before the Board at this time the meeting was adjourned at 7:14 P.M. to enter into Executive Session. The next Board Meeting will be held on Thursday, April 21, 2022 location via Zoom teleconference.

**ATTEST**

Signature: \_\_\_\_\_ DocuSigned by:  
*Marquise Hawley* \_\_\_\_\_ Date: 4/23/2022 | 2:36 PM PDT

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